



THE LIBRARY HOUSE

Park Wing | Callaly Castle | Alnwick



SANDERSON
YOUNG

The Library House

Park Wing | Callaly Castle | Alnwick | Northumberland | NE66 4TA

The Library House is a handsome and substantial Grade I listed four bedroom country house, forming part of the Park Wing circa 1890, of the magnificent Callaly Castle

Price: £625,000

Rothbury 7.7 miles, Alnwick 10.4 miles, Morpeth 22.3 miles, Alnmouth Railway Station 14 miles, Newcastle upon Tyne 37.8 miles, Newcastle International Airport 34.2 miles (all distances are approximate)

- A magnificent Grade I listed house with beautiful traditional features
- Fantastic views and open vistas from the house
- Stunning communal grounds extending to around 35 acres
- Hardcore parking and a double garage located in a block nearby

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DESCRIPTION

The Library House has been a much loved family home for over 35 years, and offers a very special opportunity for those buyers seeking 'country living' as a main or second home. The house, with accommodation set over three floors, has a real feeling of grandeur with its beautiful reception hallway and drawing room with mezzanine, but also feels very much a home with three bedrooms to the ground floor and the main living areas set to the first floor to take advantage of the impressive open aspect views over the grounds and surrounding countryside.

The Grade I listed house has retained beautiful traditional features including; one of the main grand hallways of the Castle, with a sweeping balustrade staircase, the former Library with superb high ceilings with a large mezzanine gallery, period fireplaces, large sash windows and original heavy wood internal doors with decorative architraves.

Callaly Castle saw substantial development by the by the Clavering and Browne families, in the 1670's, 1820's and 1890's - the Castle was divided into seven principal wings in the late 20th century by renowned architect Kit Martin. 'Pevsner's Architectural Guide' cites Callaly Castle as "one of the most interesting and varied houses in Northumberland" with a particular highlight of the property being direct access for the residents to the Callaly Castle Museum.

Ground floor - Private entrance hallway with doors to the ground floor bedroom accommodation | Principal bedroom one, with attractive period fireplace, overlooks the gardens and grounds to the front, with sliding door built in wardrobes | Two further bedrooms, one of which is the former strong room, with a barrel style ceiling and one offering a walk-in wardrobe | Shower room/wc | An impressive and grand reception hallway, a perfect entertaining space, with access to the Castle Museum and courtyard - the hallway has a magnificent original staircase, formerly the second staircase of Callaly Castle, which leads to the beautiful first floor galleried landing.







First floor - Large galleried landing with a staircase to the second floor guest bedroom suite | Stunning Drawing room, formerly the Castle Library, with excellent natural light from the high ceiling with a glass atrium roof, and three twelve pane sash windows with working shutters, giving superb views over the gardens and grounds - the drawing room has a wood burning stove set into a handsome decorative fire surround | A staircase leads to the mezzanine floor above, a versatile living space that would lend itself to a variety of uses and currently used as a formal dining area - a great vantage point to view the grandeur of the Drawing room below | The mezzanine continues through to a study/gallery area overlooking the kitchen, with a second staircase leading down to the kitchen | Generous Kitchen/breakfast room, with a high ceiling with a glass atrium roof and feature original stained glass window to the Museum - the kitchen is fitted with a range of cabinets with wood worktops, with plumbing for a washing machine and dishwasher, UV Filter for water, and space for an oven and fridge/freezer.

Second floor - A further staircase from the landing leads to the second floor Guest bedroom suite | Fourth guest double bedroom | Well appointed en-suite bathroom/wc.

Externally - Callaly Castle can be approached from both the north and south, with a long sweeping driveway from both directions, through the beautifully maintained grounds and gardens | The stunning gardens surround the Castle to all sides and can be enjoyed by all residents with extensive lawns, mature trees, and well maintained formal beds | The mature surrounding woodland offers a quiet haven for a wide variety of wildlife & birds, with ornamental lakes and ponds, vegetable garden, stone bridges and beautiful country walks | A separate parking area, which is set away from Park Wing, provides the parking and garaging for two cars, also housing the oil tank.

Local Information - Callaly is a delightful village on the edge of the Northumberland National Park, surrounded by beautiful rolling countryside, yet within easy access of the market towns of Alnwick and Rothbury. Alnwick provides offers a good range of local amenities with supermarkets, shops, Leisure facilities, Golf Club and a swimming pool, Alnwick Playhouse/cinema, Hospital and Alnwick Castle and Garden with its contemporary landscaped gardens and unique Treehouse Restaurant. The beautiful surrounding area provides varied country walks including the Simonside and Cheviot Hills and Coquetdale and Craggside, the popular National Trust site at Rothbury. There is a Primary school in nearby Whittingham, with schooling for all ages in Alnwick and Wooler.

The A697 and A1 provides access north to Edinburgh and south to Newcastle city centre and Newcastle International Airport - there is a Mainline Easy Coast railway station at Alnmouth (approx. 15 miles) with regular links to Edinburgh Waverley, Newcastle and London's Kings Cross.

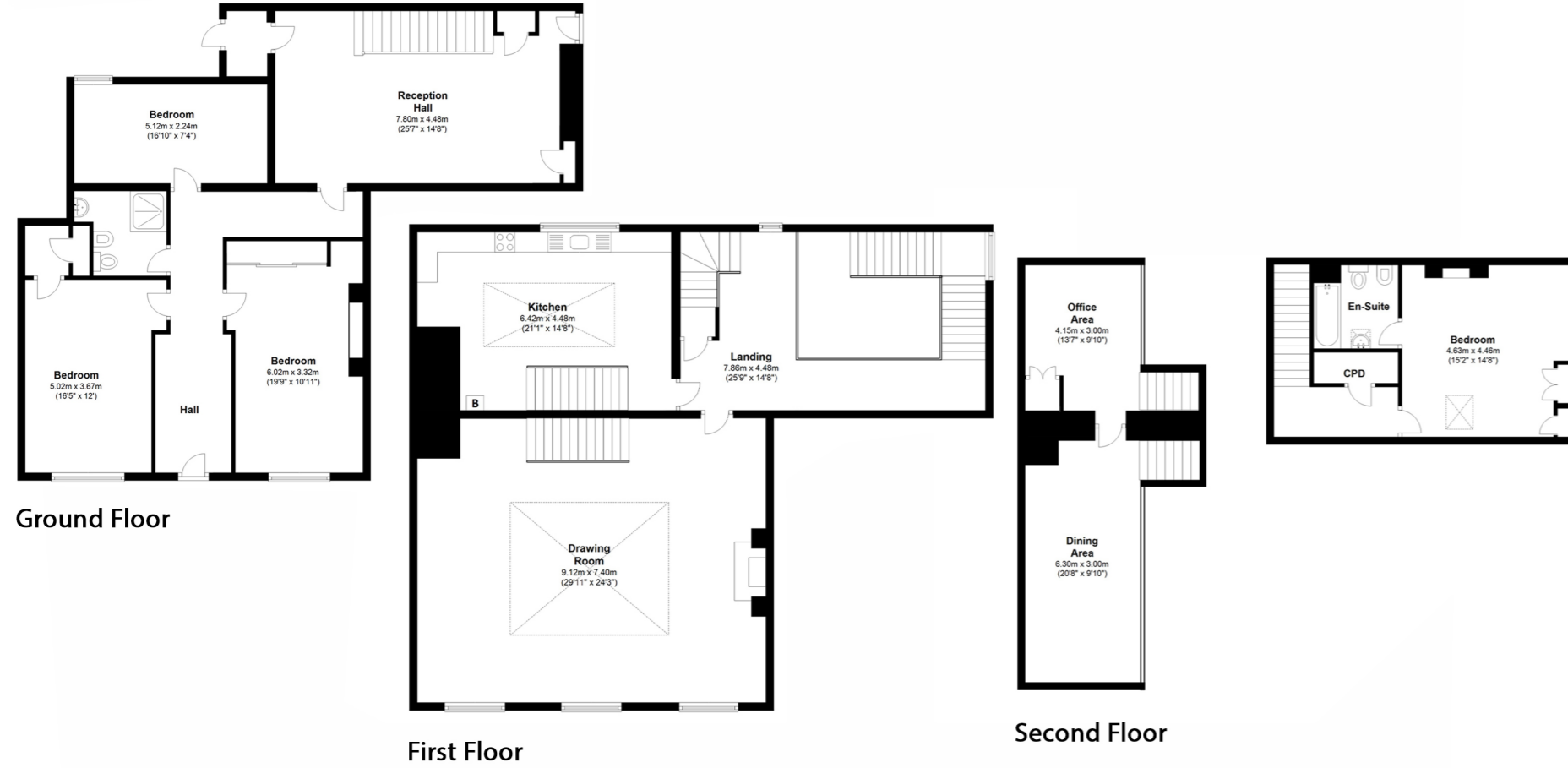
Services: Mains Electric | Private Water & Septic Tank | Oil Central Heating | Tenure: Freehold | Council Tax: Band G | Grade I Listed | Management Company: Callaly Castle Garden Company | 1/2 Year Service Charge - Approx. £1,249 | Water - £80 | Environmental/sewerage - £90



FLOORPLANS

3 The Park Wing, Callaly Castle, Alnwick, NE66 4TA

Total area: approx. 305.4 sq. metres (3287.0 sq. feet)









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